



Presented by:  
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**Active**  
**R2584230**  
Board: F  
House/Single Family

**27678 RAILCAR CRESCENT**

Abbotsford  
Aberdeen  
V4X 0B8

Residential Detached

**\$1,549,000** (LP)

(SP)



Sold Date: Frontage (feet): **42.00** Original Price: **\$1,549,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2015**  
Depth / Size: Bathrooms: **6** Age: **6**  
Lot Area (sq.ft.): **5,814.00** Full Baths: **5** Zoning: **RS3**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$5,516.92**  
Rear Yard Exp: **West** For Tax Year: **2020**  
Council Apprv?: Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **029-440-629**  
Tour: **Virtual Tour URL**

View: **Yes: Mount Baker**  
Complex / Subdiv: **Station Rd.**  
Services Connected: **Natural Gas, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Brick, Vinyl, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric, Forced Air**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

Total Parking: **2** Covered Parking: **4** Parking Access:  
Parking: **Garage; Double**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **LOT 36, PLAN EPP43625, SECTION 20, TOWNSHIP 13, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 12'6	Above	Bedroom	12'3 x 11'9			x
Main	Dining Room	12'6 x 10'7	Above	Walk-In Closet	9'9 x 5'3			x
Main	Foyer	7'6 x 10'6	Above	Laundry	9'3 x 5'8			x
Main	Kitchen	11'7 x 16'3	Below	Living Room	18'2 x 15'7			x
Main	Eating Area	9'2 x 14'4	Below	Eating Area	7'3 x 5'10			x
Main	Family Room	15'2 x 13'	Below	Kitchen	7'3 x 10'11			x
Main	Den	11'11 x 9'1	Below	Recreation	10'10 x 20'11			x
Above	Master Bedroom	15'1 x 16'3	Below	Bedroom	10'1 x 10'5			x
Above	Bedroom	9'11 x 11'4	Below	Bedroom	9'11 x 13'6			x
Above	Bedroom	12' x 9'8			x			x

Finished Floor (Main): **1,340**  
Finished Floor (Above): **1,272**  
Finished Floor (Below): **1,333**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **3,945 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **3,945 sq. ft.**

# of Rooms: **19**  
# of Kitchens: **2**  
# of Levels: **3**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **6**  
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	<b>Main</b>	<b>2</b>	<b>No</b>
2	<b>Above</b>	<b>3</b>	<b>Yes</b>
3	<b>Above</b>	<b>4</b>	<b>No</b>
4	<b>Above</b>	<b>4</b>	<b>No</b>
5	<b>Below</b>	<b>3</b>	<b>No</b>
6	<b>Below</b>	<b>4</b>	<b>No</b>
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Grg Dr Ht:

Listing Broker(s): **Blu Realty**

**Blu Realty**

**Beautiful built home in Station Woods subdivision in Aberdeen. This home has everything you could want. From the high end finishing to the open & spacious concept, with entertainment kitchen, Stainless Steel & gas appliances, stone counters, high ceilings, crown mouldings, picture windows & more. This 6 bdrm & Den home with 5 bathrooms has enough room for the whole family. Having an office/den on the main floor is perfect for working from home. Air conditioning roughed in & security system. Home sits proudly on the west side of the street with endless views of blueberry fields. A 2 bdrm mtg helper has own entrance & a bonus rec. room for the owners to enjoy. Great home in a great family neighborhood. Showing Appts: Fri May 28 4:30-6:30pm, Sat&Sun 29/30 12pm-3pm with your realtor.**